



Lantern Rise Muglet Lane, Maltby Rotherham S66 7NB

welcome to

Lantern Rise Muglet Lane, Maltby Rotherham

We are proud to introduce you to Lantern Rise, a select development of just eighth, three bedroom semi-detached homes with build completion due in Spring/Summer 2026! Register your interest with us now to receive regular site updates and VIP access to the Show Home Launch!



Ground Floor Accommodation

Entrance hall, lounge, W.C and open plan modern kitchen/diner with french doors to the rear garden.

First Floor Accommodation

Three bedrooms and a modern family bathroom

Externally

Each home will benefit from off road parking for two cars with EV Charging Point and lawned enclosed rear garden.

Please Note

Images are for illustrative purposes.

Futher Information

The builders of this development are an established local firm who have completed developments of a similar nature.

As an established developer they pride themselves on offering an end-to-end client experience that includes seamless communication, and solid, quality handiwork every time.

Important Information

We are on the New Homes Quality Code Registered of Registered Developers. All images used are for illustrative purposes only. These and the dimensions given are illustrative for this house type and individual properties may differ, in particular, final elevations of the property purchased may differ from those shown. Please check with your sales advisor in respect of individual properties. We give maximum dimensions within each room. These dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture. All images, photographs and dimensions are not intended to be relied upon for, nor to form part of, any contract unless specifically incorporated in writing into the contract.

If you wish to reserve a plot, we require a £500 reservation fee. This will reserve the property for a period of 40 days (8 weeks) to enable you to secure

your mortgage and exchange contracts. If this does not happen for any reason the developer reserves the right to remarket and sell the property to another party.

In Addition

Before we can reserve a plot and take it off the market, we will ask to check the following:

Finances

We will need to confirm your financial position with our mortgage advisor. If you have already sourced a mortgage, that is great they will confirm the details and we will need your mortgages advisors name and contact number. If you have not yet sourced a deal, we will be happy to chat to you about the options. It costs nothing to talk to our advisor we have specialist lenders who deal with new builds and can offer 'green deal mortgages'. Please note there are special terms and conditions needed when purchasing a new build and not all lenders/deals will be suitable. Please ask the sales advisor for more information.

Solicitors

We are happy to recommend a solicitor to act on your behalf, one who is familiar with the site to speed up the process. This is because we aim for exchange of contracts within 40 days. If this does not happen, you will be at risk of losing the property.

ID

We require all buyers to comply with the Anti Money Laundering regulations and will send you a link through via your mobile phone to adhere to the regulations. This requires you to have an in-date passport or driving licence. The solicitors and mortgage advisors will also ask you for these documents so have them out ready.

Confirmation of your sale

If you have sold your property, we will ask to check with your estate agent the chain details and will liaise with them throughout the process.

Sales Assist

We can offer you a sales assist option where we can reserve a plot for an 8-week subject to the sale of your property. This is only available on selected plots. Please ask the sales team for more information.

Peace Of Mind

10 Year Build Warranty

All properties for peace of mind come with a 10-year Build Warranty which covers any problems with the foundations, walls and roof. There is also a 2-year defects builder warranty, this covers workmanship or material faults like plumbing or electrical system. In addition, you also receive the manufacturer's warranties for all appliances. All certificates will be provided by the solicitors prior to completion.

Viewings/Site Safety

Site Visits & Viewings

We will have a show home ready in Spring 2026 for you to view.

We understand that it is a very exciting time purchasing a new home and having regular updates on the build progress, however Health and Safety is our paramount concern whilst building your home. Our development sites are strictly for construction staff only. We cannot allow anyone on to site without a prior appointment with our sales team. To avoid disappointment please do not attend the development site without an appointment.

Reservation Fee

Once everything above has been agreed we will run through the reservation form with you, including all the details about the plot, house type and what is included in the sale the office and ask you to pay the £500 reservation fee. The deposit paid will be deducted from the sale price by your legal team.



view this property online williamhbrown.co.uk/Property/MBY106307



welcome to

Lantern Rise Muglet Lane, Maltby Rotherham

- Brand New Development Coming Soon!!
- Build Completion Due Spring/Summer 2026!!
- Three Bedroom Semi-Detached Homes
- Off Road Parking For Two Cars & EV Charging Point
- Solar Panels

Tenure: Freehold EPC Rating: Exempt

£195,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/MBY106307



Property Ref:
MBY106307 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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